



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
www.danbury-ct.gov

(203) 797-4525
(203) 797-4586 (FAX)

AGENDA – REGULAR MEETING
WEB BASED MEETING HOSTED ON ZOOM
FEBRUARY 17, 2021
7:30 P.M.

Public Participation Instructions on Page 3 of this Agenda
To view livestream on Danbury CT Planning & Zoning YouTube Channel click on
<https://www.youtube.com/channel/UC59LEpmvEgAN4B3EAyXEVTQ>

To View Application Materials, Click on Links Below the Agenda Item

ROLL CALL:

ACCEPTANCE OF MINUTES: February 3, 2021.

[Click on link for draft minutes.](#)

THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 3, 2021.

PUBLIC HEARINGS: None.

CONTINUATION OF PUBLIC HEARINGS:

- 1) JAR Associates LLC/D & B Wellness LLC – Application for Special Exception/Revised Site Plan Approval for a Medical Marijuana Dispensing Facility in the CA-80 Zone – 105 Mill Plain Road (C14063) – SE #779.

Click on links below:

[To view materials from January 20, 2021 meeting](#)

[Updated Responses from Applicant submitted on 1/26/21](#)

[Updated Site Plan, Revised through 1/25/21](#)

[Updated Department staff reports \(received through 2/16/21\)](#)

- 2) Newtown Road LLC/Maria & Manuel Andre, Manuel Neves Gouveia Marques, & Antonio Mendes Gouveia Marques – Application for Special Exception/Site Plan Approval for Child Day Care Center in the CG-20/RA-8 Zone – 36 Newtown Road, 40 & 42 Newtown Road, Whitney Avenue (K13188, K13190 & K12255, & K12254) – SE 780.

THE APPLICANT HAS REQUESTED A CONTINUANCE UNTIL THE MARCH 3, 2021 MEETING. THERE WILL BE NO TESTIMONY TAKEN OR DISCUSSION AT TONIGHT'S MEETING.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

REFERRALS:

- 1) 8-3a Referral - Petition of BRT Sconset LLC to Amend Section 4.A.6. of the Zoning Regulations. (Add Active Adult Cluster Development to the RA-20 & RA-40 Zones.) *Public hearing scheduled for February 23, 2021. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.*

Click on link below for:

[*Petition to Amend the Zoning Regulations.*](#)
[*Planning Department Staff Report.*](#)

NEW BUSINESS:

- 1) Real Time Capital Properties LLC – Application for Special Exception/Revised Site Plan for expansion of existing self-storage facility (“Safe & Sound Storage”) in the IL-40 Zone – 18 Great Pasture Rd. (L15008-009 & L16007) – SE #769. *Public hearing has not been scheduled.*
- 2) Real Time Capital Properties LLC – Application for Revised Floodplain Permit for “Safe & Sound Storage”, 18 Great Pasture Rd. (L15008-009 & L16007) – SE #769.
- 3) Nejame Plaza LLC – Application for Special Exception/Revised Site Plan Approval to permit Storage of Concrete Aggregates or Manufacture of Concrete & Concrete Products, Storage of Bituminous Product, Storage or Sale of Building Materials, & Storage of Construction Equipment (Nejame Pool Industrial Site) in the IG-80 Zone - 44 Payne Road (N12004) - SE #776. *Public hearing has not been scheduled.*

CORRESPONDENCE:

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) City of Danbury Westside Fire Station #26 - Application for Revised Floodplain Permit for 75 Kenosia Avenue (Portion of G18001) – Revised Site Plan #06-07.

ADJOURNMENT

PUBLIC PARTICIPATION INSTRUCTIONS:

NOTE: This meeting starts at 7:30 PM (US and Canada), PLEASE feel free to join early after 7:00 PM to test the audio and video connection.

Topic: Planning Commission Meeting

Time: Wednesday, February 17, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86234972685?pwd=Tml5aitybXFzTEs5a3RGVkNQazZiUT09>

Meeting ID: 862 3497 2685

Passcode: 441709

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Find your local number: <https://us02web.zoom.us/j/86234972685?pwd=Tml5aitybXFzTEs5a3RGVkNQazZiUT09>

See Also Virtual Meeting Instructions on Planning Commission webpage.